

April 9, 2024

PROJECT NAME: HOLLANDSWORTH JOANN

PROJECT NUMBER: 2024040020

APPLICATION: DRC WAIVER REQUEST #31380

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: DEFER TO STORMWATER  
ZONING SUPPORTS THE REQUEST PROVIDED ALL REQUIRED SETBACKS ARE MET.  
ACREAGE: 1.85  
FLU: MR  
ZONING: R-1
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - MCU service area but outside connection distance to closest water & sewer mains. Defer to DOH for water/wastewater management onsite. Shall connect within 365 days' notice of availability. BMAP area
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONAL APPROVAL subject to working with Stormwater staff under the following conditions: 1) The applicant must provide stormwater control of the additional runoff from the impervious coverage at the 100-year, 24-hour storm from the proposed project. 2) A permit/inspection hold will be in effect until a sketch of the proposed stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that stormwater controls and all disturbed areas must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.  
The applicant owns a 1.85 -acre parcel (3142-041-001) and according to the MCPA, there is approximately 7,659 sf existing impervious area on-site. The applicant is proposing to add 1,600 sf for a workshop. The total existing and proposed impervious area is 9,259 sf. The site will be approximately 259 sf over the allowed 9,000 sf per the Marion County LDC. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. The applicant has proposed a DRA that provides sufficient storage. Staff recommends approval with conditions.

6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: LDC 2.21.1.A(1) Major Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED



**Marion County  
Board of County Commissioners**

AR# 31380

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 3/21/24 Parcel Number(s): 3142-041-001 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Hollandsworth Joann Commercial  Residential   
Subdivision Name (if applicable): Florida Orange Grove  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Tract \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Hollandsworth Joann  
Signature: Joann Hollandsworth  
Mailing Address: 4336 SE 26th Terrace Rd City: Ocala  
State: FL Zip Code: 34480 Phone #: 253-232-3585  
Email address: hollyschiz@comcast.net

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Same as above Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Email address: \_\_\_\_\_

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.21.1 Major Site Plan  
Reason/Justification for Request (be specific): putting a 40x40 guest/shop

**DEVELOPMENT REVIEW USE:**

Received By: Kristen Date Processed: 04/04/2024 Project # 2024-04-0020 AR # 31380  
04/03/2024

ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M.: \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes  No   
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_

42, 43 and 44, FLORIDA ORANGE GROVE  
 Plat thereof as recorded in Plat Book "B",  
 of Marion County, Florida.

Access easement from Livingston Vann Anderson  
 on over the North 20.00 Feet of the South  
 4, FLORIDA ORANGE GROVE CORPORATION, according  
 ed in Plat Book "B", Page 222, of the Public  
 zida.

2) Bearings based on the best boundary of lot  
 ) Survey based on existing monumentation found  
 ed by above ground methods and no pecuniary  
 eason have not been abstracted for right of  
 instruments of record. (7) Fences located at  
 merider unless otherwise specified. Not to be  
 ction or to erect fences. (8) This survey is  
 survey. Not valid for any other purpose  
 ed for this survey meets or exceeds the  
 Federal Emergency Management Agency Flood  
 y Panel No. 120830538D. Effective Date of  
 site shown hereon lies within flood zone "X"  
 100 Year Flood Hazard Area. (11) The accuracy  
 ed for this survey meets or exceeds the  
 described hereon (Suburban) 1 foot in 7,500  
 s based on an existing survey that was  
 Land Surveying, Inc. with a Job No. 08-1757.

4) D = Deed; R/W = Right of Way; C/L = Center  
 ree Monument; R & C = Rod & Cap; P.O.C. =  
 = Point of Beginning; = Delta; R = Radius; L  
 = Chord Bearing;  
 n and Kristin K. Pittman  
 Florida, Ltd.  
 e Company

SCALE  
 1" = 100'

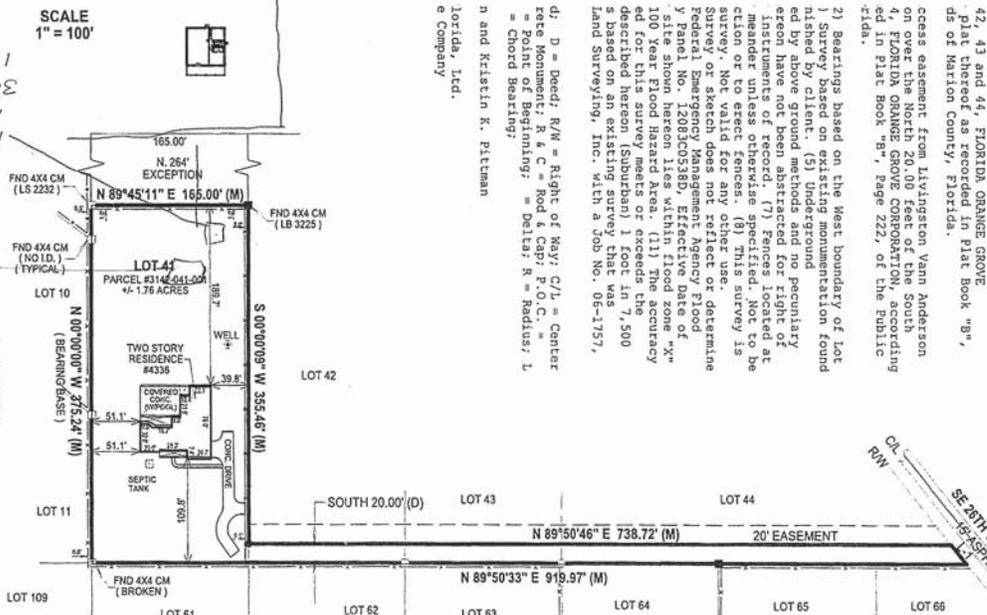
*Robertson*  
*Baron*  
*1st Supp*  
*30X30*

DEEP WOODS  
 REPLAT OF A PART OF FLORIDA ORANGE GROVE CORP.  
 PLAT BOOK S, PAGE 1

M. C. F. M., - LS 6553  
 ON NO. LB 8071  
 LA PL 34471  
 55 W WY. CHS99.COM

FOR: PITTMAN  
 DATE: 06/11/2020  
 JOB NO.: 200421  
 BOOK NO.: FIELD COPY  
 DRAWN BY: A. L. B.

I/WE HEREBY CERTIFY I/WE HAVE RECEIVED THE  
 BOUNDARY SURVEY. I/WE UNDERSTAND THE  
 EASEMENTS AND/OR ENCROACHMENTS THAT WILL BE  
 AN EXCEPTION ON THE SURVEY.



SE 26TH 1/4  
 15-46-20-1  
 RW  
 CA

L-1  
 S 39°11'47" E 25.74' (M)